

Before the Board of Zoning Adjustment, D. C.

Application No. 12035, of Alexander & K. Ostrower, et al., pursuant to Section 8207.1 of the Zoning Regulations, for a special exception to permit the continuation use of a parking lot in the SP Zone as provided by Section 4101.41 of the regulations, at the premises 1109-23 10th Street, N. W., Lots 817-818-819-22-50-845-53-851-852-847-815-856-54-55-56-57-58 Square 369.

HEARING DATE: December 17, 1975

DECISION DATE: December 17, 1975

#### ORDER

Upon consideration of the above application, which is uncontested, the Board finds that the applicant has complied with the specific conditions of Section 4101.41 of the regulations and concludes that the continued use of subject property would not have an adverse affect on the use of neighboring property as prescribed by Section 8207.2 of the regulations. Accordingly, it is hereby ordered: that the above application be GRANTED for a period of five (5) years with the following conditions:

- a. That no Certificate of Occupancy be issued until such time that the Zoning Administrator has determined by inspection that the applicant has complied with the conditions imposed in BZA Order No. 10983, dated February 24, 1972.
- b. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- c. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.
- d. No vehicle or any part thereof shall be permitted to project over any lot or building line or over the public space.
- e. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance. Landscaping plans must be approved by the Department of Highways and Traffic.
- f. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter

shall be erected or used upon the premises unless such use or structure is otherwise permitted in the zoning district in which the parking lot is located.

g. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.

VOTE: 3-0 (Lilla Burt Cummings, Esq., and Dr. Lewis  
not voting, not having heard the case.)

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By: *James E. Miller*

JAMES E. MILLER  
Secretary to the Board

FINAL DATE OF ORDER: 1/5/76

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT.